



21 Alderman Road, Highgrove, Lancaster, LA1 5FW

A stunning four bedroom detached house on the desirable Highgrove estate in South Lancaster. Modernised throughout with large spacious rooms it is the perfect family home. Two receptions, a contemporary open plan kitchen diner and a spacious multi-functional garage provide ample space for gathering family and friends. Large glass doors open out onto the landscaped garden, with a garden centre behind making for a private, quiet sanctuary to spend Summer evenings.

Upstairs the master bedroom is an expansive and luxurious sleeping space, filled with light by large double glazed windows to the front with a modern ensuite and plenty of room for a large bed and storage solutions. There are three more bedrooms, including a double room with ensuite, and a versatile smaller bedroom, currently used as a home office. This house is ready to move in and make into your new, warm and welcoming family home!



Features and Location

Located at the end of a quiet, block paved cul-de-sac, the property has fantastic kerb appeal, with a well-maintained lawned front garden and large driveway. The rear garden backs onto a garden centre, which has a restrictive covenant so will not be built on, ensuring privacy and green views.

A family friendly, sociable neighbourhood, within the catchment area of local schools, you are just a short walk from Highgrove playing fields with multiple playgrounds and green space to explore. With easy access to the canal, and the surrounding countryside, you are surrounded by greenery. It is a short walk to local shops, eateries and pubs including Booths supermarket and the Boot & Shoe. It boasts excellent transport links into the Lancaster city centre or out of town towards the motorway, ideally placed for commuting and busy family life.

Hallway

18'1" x 11'1" (5.52 x 3.4)

A carpeted hallway connects the downstairs rooms, with a double panel radiator next to the external UPVC door, creating an inviting entranceway. The stairs are carpeted with a banister on each side leading up to the first floor landing.

Reception 1

17'7" x 11'7" (5.36 x 3.55)

A luxurious living room located at the rear of the property with three double glazed windows on two aspects, and patio doors leading out to the landscaped garden, framing the greenery beyond. The room comfortably fits two large sofas and storage units, with a modern electric remote-controlled fire on a black stone hearth creating a central focal point of the room.

Kitchen / Diner

20'10" x 13'6" (6.36 x 4.12)

A vast open plan kitchen diner sits to the rear of the property, with large white floor tiles throughout, complimented by two modern white vertical radiators. The kitchen features integrated modern appliances including a fridge, freezer, double oven and induction hob. A composite double sink sits beneath a double glazed window, with kitchen counters on three sides providing plenty of storage and retaining the warm modern feel. The dining area is large enough for a family dining table, with glass double doors leading out onto the garden, perfect for summer entertaining.

Utility

6'8" x 5'1" (2.04 x 1.56)

A practical and stylish utility room, with a sink and drainer, under counter space for appliances, and overhead storage cupboards. There is an external UPVC door to the side of the house, with an internal glass paned door bringing in light from the kitchen whilst reducing appliance noise.

Reception 2

9'5" x 8'7" (2.88 x 2.64)

A versatile reception room sits at the front of the property, with a laminate floor, lockable internal wooden door and a double glazed window out onto the lawned front garden. Currently used as a music room, it would just as easily become a comfortable snug, home office or nursery room.

WC

4'10" x 2'8" (1.49 x 0.83)

A modern downstairs WC with a low flush toilet, slimline sink unit with storage below and wall-mounted towel rail. A double panel radiator and vinyl flooring complete the room.

Landing

14'10" x 11'10" (4.53 x 3.62)

A carpeted landing connects the upstairs bedrooms and is filled with light by a double glazed window out to the front. There is room for storage, with the partially boarded attic accessed by a loft ladder in the ceiling.

Bedroom 1

17'0" x 16'3" (5.2 x 4.97)

An expansive master bedroom, with a high ceiling and three large double glazed windows to the front of the property filling the room with natural light. There is ample floor space for a large bed and multiple storage solutions. With carpeted floors and two radiators, the bedroom feels warm and welcoming, with an ensuite accessed through an internal wooden door.

Ensuite 1

9'3" x 4'1" (2.83 x 1.25)

A contemporary white tiled bathroom with a double walk-in shower, a low flush toilet, white pedestal sink unit and a modern wall-mounted mirror. A frosted double glazed window out to the side of the property, with a double panel radiator and hanging space, creating a bright master ensuite.

Bedroom 2

12'11" x 8'7" (3.96 x 2.62)

A well-proportioned double bedroom with ample space for a bed, bedside tables and drawer units. A large double glazed window looks out onto the greenery of the back garden and beyond, with a double panel radiator beneath. Carpeted throughout, with a wooden internal door through to the ensuite.

Ensuite 2

8'9" x 2'10" (2.69 x 0.88)

Ensuite features a single step-up shower enclosure, a low flush toilet and white pedestal sink. There is a frosted double glazed window and a double panel radiator, creating a bright ensuite bathroom.

Bedroom 3

12'11" x 8'3" (3.96 x 2.52)

A spacious double bedroom with the floor space to accommodate a large bed and multiple storage solutions. With a large double glazed window looking out onto the rear garden and trees behind. Carpeted throughout with a radiator beneath the window, it is a warm and welcoming sleeping space.

Bedroom 4

9'9" x 8'0" (2.98 x 2.44)

A versatile single bedroom at the rear of the property, currently used as a home office, with room for a single bed and storage. Carpeted to match the rest of the upstairs bedrooms with a double glazed window onto the back aspect and a radiator below.

Bathroom

9'1" x 8'2" (2.78 x 2.5)

A large contemporary family bathroom with a walk-in shower enclosure, modern sink unit with storage, low flush toilet and a heated towel rail. With wood effect vinyl flooring, a vertical anthracite radiator and a frosted double glazed window to the front, it is a stunning main bathroom.

Garage

17'0" x 11'8" (5.2 x 3.58)

A large carpeted double garage, accessed via a sectional electric roller door from the double driveway, and by an internal wooden fire door through a coat cupboard from the main hallway. It is currently used as an entertaining space, with storage cupboards and a large floor area, it would also be suitable for storing vehicles or as a home workshop.

Garden

The property has a well-maintained, lawned front garden with a border of established bushes and plants. The landscaped rear garden has a block paved patio with defined seating areas, new fencing on two sides and a secure side gate, making it child and pet friendly. Backing onto a garden centre and not overlooked, it is perfect for summer entertaining.







| Energy Efficiency Rating | | Current | Possible |
|---|---|---------|----------|
| Very energy efficient - lower running costs | | | |
| 92 plus | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 | 79 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |

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